122.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,523,700 / 1,523,700
					USE VALUE:	1,523,700 / 1,523,700
					ASSESSED:	1,523,700 / 1,523,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	1/2	LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUDREAU MARK E &
Owner 2:	ZEILER KATHRYN M
Owner 3:	
Street 1:	17 LAKEVIEW ST # 1/2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476-8117 Type:

PREVIOUS OWNER

Owner 1:	DICESARE ANTHONY J -
Owner 2:	-
Street 1:	596 REVERE BEACH BOULEVARD
Twn/City:	REVERE
St/Prov:	MA Cntry:
Postal:	02151

NARRATIVE DESCRIPTION

This parcel contains 9,147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Wood Shingle Exterior and 4431 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9147.000	898,700		625,000	1,523,700
Total Card	0.210	898,700		625,000	1,523,700
Total Parcel	0.210	898,700		625,000	1,523,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.87 | /Parcel: 343.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78980

GIS Ref

GIS Ref

Insp Date 04/28/18

!9535!

PREVIOUS ASSESSMENT

Parcel ID 122.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	898,400	0	9,147.	625,000	1,523,400	1,523,400	Year End Roll	12/18/2019
2019	101	FV	695,500	0	9,147.	659,700	1,355,200	1,355,200	Year End Roll	1/3/2019
2018	101	FV	694,300	0	9,147.	486,100	1,180,400	1,180,400	Year End Roll	12/20/2017
2017	101	FV	694,300	0	9,147.	465,300	1,159,600	1,159,600	Year End Roll	1/3/2017
2016	101	FV		0	9,147.	430,500	430,500	430,500	Year End	1/4/2016
2015	132	FV		0	10,000.	56,200	56,200	56,200	Year End Roll	12/11/2014
2014	132	FV		0	10,000.	54,900	54,900	54,900	Year End Roll	12/16/2013
2013	132	FV		0	10,000.	52,300	52,300	52,300		12/13/2012

PRINT

Date	Time
12/10/20	23:59:53

LAST REV

Date	Time
09/23/19	08:30:09

mmcmakin

9535

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DICESARE ANTHON	66477-63		12/4/2015		1,390,000	No	No		
DICESARE ANTHON	65267-218		4/27/2015	Portion-Asst	18,000	No	No		See Plan 296 of 2015 sale of 1,613 sqft to 15
FITZMAURICE JOH	64038-481		8/6/2014	Mult Lots	800,000	No	No		John A Fitzmaurice dod 3/8/14 See Probate # M
LEAHY JOHN	16771-282		2/1/1986		9,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2015	898	Heat App	14,000		7/8/2015			Isntall 2 forced h
5/5/2015	435	New Buil	270,000					
3/25/2015	252	Manual	20,000					Construct retainin
1/15/2015	75	Foundati	10,000	O				Install new founda

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
5/25/2016	Info At Door	PT	Paul T
5/25/2016	Permit Visit	PT	Paul T
5/25/2016	Measured	PT	Paul T
10/28/1999	Vacant Lot	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78980
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9147		Sq. Ft.	Site		0	90.	0.76	10									624,972				G16		625,000	

Total AC/HA: 0.20999 | Total SF/SM: 9147 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 624,972 | Spl Credit | Total: 625,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12393367
Const Adj.:	1.04989493
Adj $ / SQ:	147.502
Other Features:	146553
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	902313
Depreciation:	3609
Depreciated Total:	898703

COMMENTS

Formerly 0 lot Spring Valley Rd.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 3					HB 1		

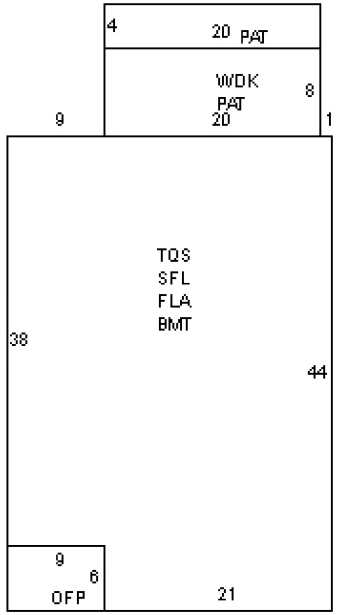
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,266	69.140	87,533
FLA	Finish Livin	1,266	88.500	112,042
SFL	Second Floor	1,266	147.500	186,737
TQS	3/4 Story	950	147.500	140,053
PAT	Patio	240	4.000	961
WDK	Deck	160	12.860	2,058
OFP	Open Porch	54	46.200	2,495
	Net Sketched Area:	5,202	Total:	531,879
Size Ad	2215.5	Gross Are	5518	FinArea 4431

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.18
Special Features:	0	Val/Su Net:	172.76
Final Total:	898700	Val/Su SzAd	405.64

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	